

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, MARCH 17, 2009

The meeting of the State Properties Committee was called to order at 10:05 a.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; John A. Pagliarini, Jr., Public Member. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Lisa Primiano and Michelle Sheehan from the Rhode Island Department of Environmental Management; Marco Schiappa, Arn Lisnoff and Deborah White from the Rhode Island Department of Administration, Daniel Clarke and Colleen Kerr from the Rhode Island Department of Transportation; Steven Feinberg for the Rhode Island of Film and Television Office, Michael Cedar, Julie Synder and Benjamin Thomas from Paige Productions, Inc.; Sue Gibbs and Keith Olivera from the Metropolitan School.

Chairman Flynn noted for the record that the State Properties Committee did have a quorum present.

A motion was made to approve the regular minutes from the meeting of the State Properties Committee held on February 17, 2009, by Mr. Pagliarini and seconded by Mr. Griffith Passed Unanimously

A motion was made to approve the executive session minutes from the meeting of the State Properties Committee held on February 17, 2009, by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

A motion was made to approve the regular minutes from the meeting of the State Properties Committee held on March 3, 2009, by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

A motion was made to approve the executive session minutes from the meeting of the State Properties Committee held on March 3, 2009, by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM A – Department of Administration/Office of Film and Television
– A request was made for approval of and signatures on a blanket Film Location Agreement by and between the Department of Administration and Paige Productions, Inc. to allow Paige Productions to film a pilot for the television series “House Rules” at the State House and at the Department of Administration between March 18, 2009, and April 2, 2009. Mr. Feinberg explained that Paige Productions is seeking permission to film at the State House and in the cafeteria area of the Department of Administration building. Mr. Feinberg noted that the Governor’s Office and all elected officials have granted permission for Paige Productions to film on the requested dates. Mr. Feinberg indicated that Paige Productions, the Film and Television Office, Mr. Woolley of the Department of Attorney General and Jacqueline Kelly of the Department of Administration all worked together to prepare the Film Location Agreement. A motion was made to

approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM B – Board of Governors for Higher Education/The University of Rhode Island – A request was made for approval of and signatures on a Mediation Settlement and Purchase and Sale Agreement for the acquisition of the Sigma Alpha Epsilon House. Mr. Saccoccio explained that this transaction began back in 1998, when the University of Rhode Island entered into a long-term Lease Agreement with the Sigma Alpha Epsilon Fraternity to begin the University's National Engineering Program. Mr. Saccoccio stated that said Lease Agreement contained an option to allow the University to acquire the Sigma Alpha Epsilon House. The University decided to exercise that option; however, at the expiration of the Lease Agreement the parties could not agree upon the value of the property. Mr. Saccoccio indicated that the parties entered into extensive negotiations, which resulted in the appointment of a mediator. The parties did reach an agreement as to the basic terms of the Agreement and continued negotiations to resolve the disputed details of the Agreement. Mr. Saccoccio stated that the mediation resulted in this multifaceted transaction, which will allow the University to continue leasing the property for one (1) year with an option to lease the building for one (1) additional year. Mr. Saccoccio stated that in the meantime, the University will have the option to acquire the property at the agreed upon purchase price of \$1,100,000.00. Mr. Saccoccio stated that the University will be financed through Sigma Alpha Epsilon Fraternity in

the event that it is unable to obtain more desirable financing of the \$850,000.00 at a rate of six (6%) percent. Mr. Saccoccio noted that the packages submitted to the Committee contain correspondence from Mr. Wyman to the Board of Governors that highlights the financial terms of the transaction. Ms. Saccoccio indicated that the Mediation Settlement and Purchase and Sale Agreement is also subject to the approval of the General Assembly in accordance with the Kushner Act. Therefore, the Board of Governors and the University of Rhode Island is seeking the State Properties Committee's approval of the Agreement subject to the appropriate approval of the General Assembly. Mr. Wyman added that presently before the Committee is the continuation of the Lease Agreement through September 2009. Mr. Wyman explained that coincident with the extension of the Lease Agreement is a commitment to a purchase option and a \$105,000.00 payment to the Fraternity at this time. Mr. Wyman explained that the actual sale of the building is subject to Kushner authorization. Mr. Saccoccio explained that the option to extend the lease binds the purchase price of the property for the two (2) year period. Chairman Flynn asked if the Fraternity intends to relocate on the campus. Mr. Wyman explained that the Sigma Alpha Epsilon Fraternity does intend to relocate elsewhere on the Kingston campus. Mr. Wyman indicated that the Agreement contains a provision that allows the Fraternity to be a first responder to any available site deemed appropriate for fraternity development and the University will assist Sigma Alpha Epsilon Fraternity should another fraternity or sorority building become available for lease and/or purchase. Mr. Wyman

explained that said option will terminate if the Fraternity rejects a site or if it enters into a successful lease and/or purchase and sale agreement for another fraternity or sorority building. Mr. Woolley asked if the Board of Governors/The University of Rhode Island owns the land upon which the house is situated. Mr. Saccoccio indicated that the Board of Governors owns the land. Mr. Woolley asked if the Board of Governors is satisfied that the purchase price is fair and equitable. Mr. Saccoccio indicated that the Board of Governors is satisfied with the purchase price and noted that an appraisal valued the building at \$1.5 million dollars. Mr. Pagliarini asked when said appraisal was conducted. Mr. Wyman indicated that the appraisal was conducted in November of 2007; however, after examining the real estate market in the South Kingston area, he learned that there has been approximately a fourteen (14%) percent reduction in property values. Mr. Wyman stated that reducing the appraised value by fourteen (14%) percent lowers said amount to 1.3 million; however, the University is acquiring the building for a purchase price of \$1.1 million dollars. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM C – Department of Transportation/RI Executive Military Staff – A request was made for approval of and signatures on a Grant of Easement by and between the State of Rhode Island and Narragansett Electric Company to provide electrical service to the newly expanded Army Aviation Support Facility at Quonset State Airport. Mr. Clarke explained that over the past couple of years the State of Rhode Island

has acquired six (6) acres of land at Quonset State Airport to accommodate the development of the new aviation facilities. Mr. Clarke indicated that the Grant of Easement Agreements before the Committee today will allow Narragansett Electric Company to power up those facilities. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM D – Department of Transportation/RI Airport Corporation – A request was made for approval of and signatures on two (2) Grants of Easement to install electrical service to accommodate the new Intermodal Train Station, garage and elevated moving walkway on Jefferson Boulevard in the City of Warwick. Mr. Clarke explained that the State of Rhode Island has acquired property on Jefferson Boulevard and the Department of Transportation is now ready to proceed with the construction of the Intermodal Train Station facility as well as the moving walkway. The Grants of Easement Agreements before the Committee today will allow Narragansett Electric Company to power up those facilities. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM E– Department of Transportation – A request was made for conceptual approval to convey 13,700 square feet of State-owned property located at Matilda Street in the City of Providence. Ms. Bernardo presented photographs, which illustrated the location and nature of the subject property and the surrounding area. Ms. Bernardo stated that the applicant, Mr. Bock, wishes to develop the

property for affordable housing. Ms. Bernardo indicated that the subject property was acquired by condemnation on March 25, 1963. Ms. Bernardo noted that all Department of Transportation's operation units have approved the sale of the property. Ms. Bernardo explained that the only two stipulations of this sale beyond the Department of Transportation's standard deed restrictions are: (1) the relocating the freeway line that was established by Plat 1300; and (2) that the existing drainage line from a highway structure must be available for future maintenance. Mr. Carcieri reiterated that Mr. Bock has represented to the Department of Transportation that he intends to utilize the property for affordable housing. When the subject property was initially circulated for conceptual approval, Rhode Island Housing submitted a response to the State Properties Committee and the Department of Transportation expressing its interest in the subject property for the development of affordable housing as well. Mr. Carcieri explained that Department of Transportation staff met with representatives of Rhode Island Housing approximately one (1) month ago. Mr. Carcieri noted that Rhode Island Housing has since declined its interest in the subject property, although, it endorses Mr. Bock's intended use. Mr. Carcieri indicated that the subject property is long and very tapered and is encumbered by rather large subsurface drainage system. Mr. Carcieri stated that the property will be sold for surface use only. Mr. Bock intends to utilize the subject property for parking and beautification in conjunction with an affordable housing development, as the Department cannot allow anything to be constructed on the property due to the drainage

system. Mr. Carcieri indicated that due to deed restrictions and the elongated shape, the property is not particularly marketable. Mr. Carcieri indicated that Mr. Bock is the sole abutter of the property. Mr. Carcieri noted that the Department of Transportation endorses the sale of the property to Mr. Bock. Chairman Flynn stated that absent the deed restriction prohibiting the building of structures on the property, said property is actually a buildable lot with frontage in the City of Providence, which would make it a very marketable. Chairman Flynn asked Mr. Carcieri to once again confirm that because of the existing drainage system the deed conveying the subject property will contain a restriction prohibiting the building of any structure whatsoever on the subject property. Mr. Carcieri reiterated his previous representation that the deed conveying the subject property will contain a restriction prohibiting the building of any structure whatsoever on the subject property and that the property's use will be restricted to surface use only. Chairman Flynn asked if it is feasible that the existing drainage system could be relocated thereby rendering the subject property a buildable lot. Mr. Carcieri indicated that the possibility of relocating the drainage line was discussed with the Design Section. Mr. Carcieri stated that although it is feasible that the drainage system could be relocated, the consensus is that it would be a difficult and costly undertaking. Mr. Carcieri noted that the expense and difficulty of relocating the drainage line, coupled with the far below grade nature of the property, leads the Department to believe that it is cost prohibitive to offer the subject property via a request for proposals on the open market. Mr. Pagliarini noted that

his approval of a sole source sale of the subject property is largely based upon Mr. Bock's representation that he intends to utilize the property for the development of forty-two (42) affordable housing units; however, Mr. Pagliarini questioned how the Department can be sure that once Mr. Bock acquires the property, he will not abandon the affordable housing project and opt for a more profitable use such as the development of high end condominiums. Mr. Carcieri stated that the Department can include a deed restriction that stipulates that the property must be used in tandem with the affordable housing on the adjacent lot. The Department can also ask to review applicant's documentation regarding his funding source and level of participation. Mr. Carcieri noted that written approval from Rhode Island Housing or West Elmwood Development Center would clearly evidence Mr. Bock's intent to honor his representation regarding affordable housing. Lastly, Mr. Carcieri stated that the Department can advise Mr. Bock that his continued use of the subject property is dependant upon the funding realities of the adjacent parcel where the housing units will actually be constructed. However, Mr. Carcieri believes that is the limit of the Department's enforcement ability. Mr. Pagliarini suggested that perhaps the Department could stipulate that the conveyance of the parcel be subject to it having the accepted Rhode Island Housing covenant on it despite the fact that it is a vacant lot. Mr. Carcieri indicated he would defer that question to Mr. Woolley, but indicted that approximately nine (9) years ago the Department sold improved property for affordable housing on Pendar Road in South Kingstown to Habitat for Humanity and that

conveyance include a ninety-nine (99) year covenant limiting use of the property to affordable housing; however, the circumstance were slightly different due to the property being improved. Chairman Flynn noted that the bigger difference is that Habitat for Humanity exists strictly for the purpose of building affordable housing; however, in this case, Mr. Bock is a private individual who may or may not choose to develop affordable housing on the site once it is acquired. Chairman Flynn indicated that the State's Planning Division is not aware of any pending application for financing which would typically travel through the Planning Division at some point or another. Chairman Flynn indicated that he inquired to the City of Providence and learned that the City is not aware of any pending applications either. However, Chairman Flynn stated that the issue to be addressed by the State Properties Committee for the Committee is whether the Department should approve the sale of the property to the abutter as a sole source with an appraisal or whether the property should be offered at a public bid. Chairman Flynn indicated that this property is adding to the density of Mr. Bock's parcel and most likely enhancing its value. Mr. Carcieri stated that the Department can either offer the property at a public bid, which may yield absolutely nothing because of the nature of the property or convey the property via a sole source sale to the abutter with the distinct possibility that he will in fact use the property for the development of affordable housing. Mr. Carcieri stated that the Department will certainly do everything it can to ensure the property will be used in that context. A motion was made to grant conceptual approval by Mr. Pagliarini

subject to (1) the relocation of the freeway line that was established by Plat 1300; (2) that the on site drainage line from an existing highway structure be made available for future maintenance; (3) that an affordable housing restriction be placed on the parcel, which is approved by the Department of Attorney General and Rhode Island Housing, that addresses accessory use of the property; (4) that no structures be built upon the parcel; and (5) that the two appraisals of Mr. Bock's property be conducted to determine its value as a stand alone parcel and as an assemblage with the State-owned parcel and that the applicant be solely responsible for the cost of said appraisals. Said motion was seconded by Mr. Griffith.

Passed Unanimously

ITEM F – Department of Transportation – A request was made for approval of and signatures on two (2) Temporary Easement Agreements by and between the Department of Transportation and Stephen Patistea and by and between the Department of Transportation and Narragansett Pier R.R., Inc. Ms. Kerr explained that on February 3, 2009, the State Properties Committee granted approval to allow the Department of Transportation to present written offers and obtain Temporary Easement Agreements in conjunction with the South County Bike Path. Ms. Kerr indicated that the Department is in possession of the accepted and executed Temporary Easement Agreements and is respectfully requesting final approval and execution of the same for purposes of recording and compensating the property owners. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM G – Department of Transportation – A request was made for approval to acquire land and easements from Ernest and Dolores Fagnant in connection with the construction of the Apponaug Circulator Improvements Project in the City of Warwick. Ms. Kerr explained that this project was originally approved on September 16, 2008; however, when preparing for the recording of the final plats, the Department of Transportation's Design Section was asked to revisit the descriptions, which resulted in a small survey data modification. Ms. Kerr indicated that the original acquisition area for the first parcel was 2,169 square feet and has been revised to 2,116 square feet. The area has been reduced by 54 square feet. Ms. Kerr indicated that the acquisition area for the second parcel has been reduced by 1,700 square feet. Ms. Kerr stated that the uneconomic remnant for parcel 2A is now 171 square feet larger as the property owner wishes to retain the rights to said remnant. Ms. Kerr indicated that the Department is seeking permission to authorize the land and easements to proceed with the recording of the condemnation. A motion was made to approve by Mr. Woolley and seconded by Mr. Pagliarini.

Passed Unanimously

ITEM H – Department of Environmental Management – A request was made for conceptual approval to appraise, survey and negotiate the purchase of a Conservation Easement over 72.5 acres of land located along Stony Lane in the Town of Exeter; known as the Talbot Property. Ms. Primiano explained that this project came to the

attention of the Department of Environmental Management by The Nature Conservancy. In 2005, the Department received earmarked funds in the amount of \$10 million dollars for the acquisition of land in the Borderlands and Queens River Watershed areas. Chairman Flynn asked if the earmarked funds were part of the last authorization of the Highway Bill. Ms. Primiano indicated that is correct. Ms. Primiano indicated that to date the Department has acquired the Shepard Property, which is part of the Tillinghast Management Area using \$4 million dollars of said funds and acquired a Deed to Development rights over Tuckahoe Turf Farm. Ms. Primiano indicated that both those properties were Borderlands properties so the Department asked The Nature Conservancy if there were any properties in the Queens River Watershed that the Department could partner with the Conservancy to explore a possible acquisition as part of the Federal Highway Bill. Ms. Primiano explained that The Nature Conservancy does not have many partners in the Queens River Watershed area and it is basically doing the work single handedly. Ms. Primiano stated that the Audubon Society owns quite a bit of land in that watershed, but it does not have funding for land acquisitions. Mr. Primiano indicated that this project was brought to the attention of the Department's Land Acquisition Committee, which has been working with the property owner for some time and there is presently talk about a substantial bargain sale of possibly fifty (50%) percent or sixty (60%) percent of the property's actual value. Ms. Primiano stated that one hundred (100%) percent of the funding for this acquisition will come for the Federal Highway funds. Ms.

Primiano noted that the Department wishes to support The Nature Conservancy in observance of all the work it has done in the Queens River Watershed area. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM I – Department of Environmental Management – A request for conceptual approval to appraise, survey and negotiate the purchase of 13 acres of land located along Snake Hill Road in the Town of Glocester; known as the Fagnoli Property. This item was removed from the agenda at the request of the Department of Environmental Management.

ITEM J – Department of Environmental Management – A request was made for conceptual approval to appraise, survey and negotiate the purchase of 80 acres of land located along Arcadia Road in the Town of Richmond; known as the Greene Property. Ms. Sheehan provided the Committee with a site map of the subject property and surrounding area. Ms. Primiano stated that the property came to the attention of the Department by its owner. Ms. Primiano explained that as the property is located at the north side of Frying Pan Pond on the Wood River and shares approximately one mile with the Arcadia Management Area, it is of great interest to the Department of Environmental Management. Ms. Primiano explained that the Department would like to proceed with an appraisal of the property. Ms. Primiano indicated that the western portion of the property consists of wetlands; however, the property does have road frontage

and would have direct public access. Ms. Primiano stated that once the property has been appraised she hopes to return to the Committee with a contract in the next couple of months. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Woolley.

Passed Unanimously

ITEM K –Department of Environmental Management – A request was made for conceptual approval to appraise, survey and negotiate the purchase of 40 acres of land located along Lewis Farm Road in the Town of Coventry; known as the Koszela Property. Mr. Woolley asked if the subject property was in the vicinity of the land owned by the Koszela family, which was the subject of litigation against the State of Rhode Island due to alleged salt contamination. Ms. Primiano indicated that the subject property is not in the vicinity of said property. Ms. Primiano explained that the subject property has frontage on Moosup River and is bordered by Trestle Trail and the Nicholas Farm Management Area. The Department anticipates that due to the lack of road frontage and direct public access to the site, the property's value will be relatively low. Ms. Primiano stated that the Department has previously attempted to negotiate a purchase of the subject property with the previous owner without success. The Department anticipates negotiations will be more successful this time. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM L –Department of Environmental Management – A request was made for approval of and signatures on an Easement Agreement by

and between the Town of South Kingstown and the Department of Environmental Management to enable the Department and the Army Corps of Engineers to access a fish ladder on Wakefield Pond Dam for repair and maintenance. Ms. Sheehan explained that the subject Easement Agreement concerns a fish ladder built and owned by the Department of Environmental Management since the 1960s. Ms. Sheehan stated that the underlying property is owned by the Town of South Kingstown and the Easement Agreement is for a term of thirty (30) years. Using a photograph, Ms. Sheehan illustrated the exact location of the fish ladder for the Committee. Mr. Griffith asked if the fish ladder is in need of repair at the present time. Ms. Sheehan noted that the fish ladder's slide gate needs to be repaired. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Woolley.

Passed Unanimously

ITEM M –Department of Environmental Management – A request was made for approval of and signatures on the Warranty Deed by and between Tuckahoe Turf Farms, Inc. and the Department of Environmental Management for the purchase of approximately 15.9 acres of land located along Route 91 State Highway in the Town of Richmond; known as the Meadowbrook Fishing Access. Ms. Primiano stated that the State Properties Committee previously approved and executed the Purchase and Sale Contract for this transaction. Ms. Primiano indicted that the Committee may remember that the Department has had fishing access on the pond for more than thirty (30) years and that the Department is now in position to acquire the

site and some additional acreage to connect it to the rest of the Carolina Management Area from Route 91. Ms. Primiano stated that the Department has completed its due diligence relative to the property and is now requesting approval and execution of the Warranty Deed by the State Properties Committee. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM N – Department of Environmental Management – A request was made for approval of and signatures on two (2) Easement Agreements by and between the Department of Environmental Management and Tuckahoe Turf Farms, Inc. over land located along Route 91 State Highway in the Town of Richmond; known as the Meadowbrook Fishing Access. Ms. Sheehan provided a site map of the subject property. Ms. Sheehan indicated that the first Easement Agreement grants Tuckahoe Turf Farm to access over the property purchased by the Department in order to access its fields. Ms. Sheehan indicated that the second Agreement is a mutual Easement Agreement to allow both Tuckahoe Turf Farm and the Department of Environmental Management to access their respective property over property owned by the other. Ms. Primiano explained that the parties have had gentlemen's agreements for many, many years in using and accessing each others property. However, the Department decided that since it has purchased development rights over Tuckaho Farm and will soon be closing on the fishing access site, the terms of access should be legally documented in the event of a future transfer of Tuckahoe's interest in the property. The Department wants to

ensure that its rights of access are guaranteed in perpetuity. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM O – Department of Administration – A request was made for conceptual approval to enter into a long term lease and/or sale discussions with the Newport Housing Authority regarding the East Bay location of the Met School. Mr. Lisnoff stated that the Met School has been operating in the City of Providence for a number of years utilizing facilities owned by the State of Rhode Island. The Met School operates under an agreement with the Board of Regents for Elementary and Secondary Education. Mr. Lisnoff explained that the Met School has been expanding slowly but surely in the East Bay area and is now seeking a suitable location to expand in the City of Newport. Mr. Lisnoff stated that presently the Met School leases property from the Newport Housing Authority, which is a good cultural match as many of the students come to the Met School from Housing Authority and nearby properties. Mr. Lisnoff noted that the Board of Regents for Elementary and Secondary Education has adopted a new set of regulations and Met School is presently in the due diligence process with an architectural firm to determine the suitability of several sites for the new facility. Ms. Lisnoff indicated that under the new regulations, there are two ways to obtain the Board's approval for a new facility. Mr. Lisnoff explained that the Met School can either obtain property from the Newport Housing Authority, which is the option preferred by the Met School, or it can

utilize property located on the other side of the City, which is currently utilized as a vocational technical school and owned by the State of Rhode Island. Chairman Flynn asked if the vocational technical school facility is currently in active use. Mr. Lisnoff stated that the facility is currently in active use; however, it is his understanding that the school is under enrolled and that this facility is currently available. Mr. Lisnoff reiterated that the State-owned site is not the Met School's preferred location, but as part of the due diligence process the Met School is examining the site in terms of suitability as its new facility. Mr. Lisnoff explained that the 2010 Capital Budget includes \$10 million dollars for construction costs. Mr. Lisnoff indicated that if said funds survive the legislative process, the Division of Capital Projects will utilize the \$1 million dollars currently in the budget to prepare a request for proposals to commission an architectural firm and proceed with construction as soon as possible. Ms. Lisnoff noted that the Met School has already outgrown its current East Bay facility making its present operation very difficult and expansion impossible. Chairman Flynn asked for a site map illustrating the exact location of the facility. Ms. Gibbs presented the feasibility study of the site. Mr. Griffith expressed concerns relative to whether the RICAP funds will also be utilized to purchase the property. Mr. Lisnoff informed Mr. Griffith that he was advised by the Department of Administration's Legal Division that there was to be no financial discussion with the Newport Housing Authority. Pagliarini indicated that after reviewing the information provided by the Division of Capital Projects and listening to today's

presentation regarding this item, he is still unable to determine exactly what is being requested. Mr. Pagliarini stated that it is his understanding that there currently exists a school known as the Met School which has outgrown its facility located in the City of Newport. Ms. Gibbs explained that the Department of Education asked the Met School to open a school in that specific neighborhood as it believed there was a tremendous need for such a school in the area. Ms. Gibbs stated that the Department of Education provided start up money to establish the East Bay location of the Met School. Ms. Gibbs explained that when the Met School establishes a new facility, it starts with only a freshmen class. Ms. Gibbs explained that because the Met School is an alternative learning concept and such a different model, it is not possible to begin with four grade levels at once. Ms. Gibbs stated that it takes time for the students to adjust and adapt to this alternative style of learning and the manner in which the school operates. Ms. Gibbs indicated that East Bay location started with two freshmen class and since has added two sophomore and two junior classes. Ms. Gibbs stated that in order for the school to expand to a four year high school, it must have more space. Mr. Pagliarini asked if it is fair to say that the school currently has adequate space, but there is not adequate space to accommodate the Met School's goal of growing into a full four year high school in the existing space. Mr. Pagliarini asked if the Met School now has the opportunity to relocate to a larger facility owned by the Newport Housing Authority. Mr. Olivera clarified that the new facility is located on the same property were the current school physically exists. Mr.

Olivera noted that the Met School has examined several sites, but considers the subject facility owned by the Newport Housing Authority the ideal location for the school. Mr. Olivera explained that the site is in close proximity to CCRI where some of the students participate in dual enrollment initiatives that allow students to take college courses to earn credits at CCRI. Mr. Olivera stated students also serve in internships as part of their education plan. Many of the students have served as interns at local businesses, who have now become familiar with the students and the internship program. Mr. Olivera noted that for those reasons, the Met School feels this site is the optimal location for the new facility. Mr. Pagliarini asked Ms. Gibbs to clarify if the Met School is a State operated school. Ms. Gibbs stated that the Met School is a State school. Ms. Gibbs stated that the Met School has fulfilled a tremendous need in that community. Mr. Gibbs commented that the Principal of the East Bay Met School has been outstanding in engaging people and business in the community. The Met School has and continues to create incredible internship programs in the areas of technology, science and math such as its program with Raytheon Corporation. After reviewing photographs of the subject property, Chairman Flynn asked if the Met School wishes to expand to another building located on the site while continuing to operate from the building it currently occupies. Mr. Woolley expressed his concern with the idea spending millions of dollars to construct a new facility on leased land; he does not believe this is in the best interest of the State of Rhode Island. Mr. Olivera indicated that the Met School's first choice would have

been to purchase the land. Mr. Pagliarini clarified that the request before the Committee was for conceptual approval to potentially expand on the site if an acceptable agreement can be negotiated with the Newport Housing. However, if an agreement is not reached then the Met School is asking for permission to look at alternative sites one of which is State-owned. Mr. Olivera indicated that the Met School has already considered that alternative sites and the Board of Directors have determined that the Newport Housing Authority site is the optimal site for the expansion. A motion to grant conceptual approval to enter into sales discussions only with the Newport Housing Authority relative to the East Bay location of the Met School by Mr. Griffith and seconded by Mr. Woolley. The motion passed three (3) votes “Aye” to one (1) vote “Nay”.

Three(3) Votes “Aye”

Mr. Woolley

Mr. Griffith

Chairman Flynn

One Vote (1) “Nay”

Mr. Pagliarini

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:17 a.m. A motion was made to adjourn by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Holly H. Rhodes, Executive Secretary